



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994  
133 S. Fitzhugh St.

YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

## IDENTIFICATION

1. BUILDING NAME(S): Zweigle-Shipley House  
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---  
3. STREET LOCATION: 380 Edgemere Drive  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: William & Patricia Shipley ADDRESS: (same) Rochester, NY 14612  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private residence

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other: \_\_\_\_\_  
Roof = ceramic tiles. Foundation not visible.  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

(see continuation sheet)

12. PHOTO:

13. MAP:

"This isn't quite as interesting as the house at 151 Dorsey Road, but it's still quite distinctive. Let's make it a 'green plus.' " P.Malo

COLOR CODE

Green plus

+



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐  
d. developers ☐ e. deterioration ☐  
f. other: erosion of site by lake (N. of house)
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐ b. carriage house ☐ c. garage ☒ - attached  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous trees/shrubs, coniferous shrubs  
j. other: concrete block garden wall; erosion retaining wall at shoreline
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☐ b. woodland ☐  
c. scattered buildings ☐  
d. densely built-up ☒ e. commercial ☐  
f. industrial ☐ g. residential ☒  
h. other: located atop bluff & adjacent to Lake Ontario shoreline.
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

**SIGNIFICANCE**

19. DATE OF INITIAL CONSTRUCTION: c. 1926

ARCHITECT: John Grimm

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential



11c.

All of the original leaded glass in the windows was replaced with contemporary glass about two years ago.

The picture window in the east elevation has been remodeled.

The original arched, wooden garage doors have been replaced with contemporary metal overhead doors. The original doors were pairs of wooden, arched doors with 12-paned windows on the upper half, vertical wood panels on the lower half and long, iron, strap hinges (see historic photos).

The glass-enclosed porch over the garage is contemporary (c. 1970s-80s).

The original large, decorative quatrefoil windows with leaded glass in the east and west gables have been replaced by smaller, rectangular windows in arched enframement (see photos).

The original large, concrete planters under the two front, triple windows (flanking the entrance) were removed and the wrought iron decorative railing installed. These appear to have been removed by the late 1930s, as the railings are visible in those historic photos (see William Bland photo for view of concrete planters). The wrought iron gate on the north portico and the balcony railing (in west gable) may also have been added at that time.

The original wood shutters (solid panel, decorative upper panel) have been removed.

The kitchen interior has been modernized (c. 1970s).

Insulation was added to the house by the Shipleys (c. 1970s); previously, the house was without insulation.

The four large, decorative, iron-and-glass, hanging lights on the north portico have been removed and are stored in the attic (need some repairs), c. 1980s.

The west stucco garden wall (with coping) and the northwest courtyard have been mostly removed. A small section of the wall remains, but a contemporary (c. 1970s-80s) pierced concrete block wall has replaced it. The stucco wall was removed to allow heavy construction equipment access to the site for the construction of the breakwater at the base of

18. continued

the bluff.

The brick front sidewalk has been realigned. Originally, it curved slightly southwest, descending four steps, and intersected with the public sidewalk (see historic photos).

The extensive lawns and gardens seen in the 1930s-40s photos have been replaced. Contemporary (c. 1960s-80s) houses have been constructed on the former east and west lawns/gardens of this property.

Acreage north of the house has been lost since the 1920s due to erosion (see aerial photo).

17. This house is located on the north side of Edgemere Drive in the northeast quadrant of the town. It is just east of Dewey Ave. and sits atop Rigney Bluff, the highest point of land along Edgemere Drive. Lake Ontario is immediately to the north, at the base of the bluff. A driveway is located south of the house. There are no outbuildings, but there is a decorative masonry courtyard wall at the northwest corner of the house. The rear (north) yard drops off sharply to the water/shoreline below. A breakwall is located at the base of the bluff. The nearby homes along Edgemere Drive range from the early 20th-century to the present.

18. This c. 1926 Spanish Eclectic house is a two-and-one-half-story, gable-roofed residence featuring a rectangular plan, stucco veneer, prominent, projecting front gable and Spanish ceramic tile roof. Two tall brick chimneys are located on the north slope of the roof.

The exterior wall construction is a double wall of concrete block (with air space in between) finished with a veneer of stucco. Fenestration features 6/6, double-hung windows set in double and triple arrangements with brick sills. The original leaded glass was removed about two years ago and the present muntins (separations between glass) are snap-in replacements. The original French doors leading to the north portico have been replaced with contemporary glass doors. The east and west gables have square, double-hung windows topped with a round-arched, stucco transom (replaced the large quatrefoil windows originally here).

18. continued

The symmetrical facade features a projecting center gable with curved parapet topped with coping. A large, arched stairwell window with diamond-paned glass and a decorative metal railing/balcony are located on the facade of this projecting gable. Two oculus windows with decorative iron grilles flank the front entrance. The front door includes a center glass panel covered by a decorative iron grill. The peak of the center gable is topped with the original decorative, iron weathervane.

Flanking the projecting front gable are two triple windows with 6/6, double-hung sash, arched transom windows and decorative iron railings. A broad arch design is incised in the stucco above these windows and diamond-shaped ceramic tiles are inset beneath the large arch.

The garage, attached to the southwest corner, features a sloping parapet wall topped with coping and arched garage door openings. The original iron-and-glass light fixture and square window with decorative iron grill on are the west elevation. A contemporary glass-enclosed porch is located on the top of the garage.

The east and west elevations have decorative barge boards, exposed roof beams, and double-hung windows in single and paired combinations. An iron-and-glass decorative light fixture with curved armature is located on the east elevation (a similar fixture has been removed from the west elevation). The west elevation also includes the arched gable window with iron railing/balcony.

The north elevation, facing the lake, is has a two-story arcaded portico that extends the entire length of the rear elevation. The portico includes tall, square columns with decorative capitals. A large, iron gate with balusters and curved scroll-work is situated on the east end, while a smaller iron gate and arched iron bracket are at the west end of the portico. The original iron-and-glass hanging light fixture have been removed (presently stored in the attic).

The spacious interior of the house features a vestibule with tile flooring and center hall. The entrances to the dining room (west) and living room (east) include large, hinged wrought iron gates with arched tops, straight balusters, and circular inserts along the base. The dramatic main staircase ascends to a landing from the main hall via two sets of

18. continued

stairs.

At the northwest corner of the house is a remnant of the original stucco-veneered courtyard wall. Adjacent to it is a contemporary (c. 1970s) pierced concrete block garden/courtyard wall.

20. This c. 1926 house is architecturally significant as an outstanding example of early 20th-century Spanish Eclectic architecture in the town. The house retains a high degree of design, materials, and craftsmanship. The house is historically significant for its associations with the early 20th-century development of Edgemere Drive as one of the most distinctive residential areas in the county. It is also historically significant for its associations with its original owner, William Zweigle, director of the Zweigle's Meat Packing Company, one the Rochester's well-known sausage manufacturers.

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that the precise imitation of more elaborate Spanish prototypes received wide attention. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. Although they referred to this style as "Spanish Colonial," it is now referred to as Spanish Eclectic because of its broad roots. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.

Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, Texas and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest, but scattered vernacular examples are found in suburban developments throughout the country. This house at 380 Edgemere Drive is such an example.

The details characteristic of the Spanish Eclectic style that are seen in this house are: stucco exterior, Spanish (half-cylinder shaped) tile roof, parapet walls with coping, diamond-paned and quatrefoil (now removed) windows, exterior

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20. continued

arcaded portico on the rear of the house, walled courtyard, and decorative iron grilles, gates, and lamp fixtures.

The original grounds have been much reduced since the 1920s-50s, when broad lawns and extensive gardens surrounded the house. Historic photos (both aerial and close-up) show planting beds with roses, annuals and perennials, as well as deciduous trees and shrubs. The original landscape design included a rock garden, sundials, a wood deck, a small summer house with "Old Heidelberg" incised in the front arch, small pool and waterfall, bird houses, cast concrete decorative benches, reflecting globes, and a gabled, "Adirondack rustic" storage shed with twig detailing. In addition, there was a summer house located at the base of the bluff along the shoreline (see 1930s-40s photos).

The 1902 county map shows this area as part of the 91-acre B.G. Bennett parcel. The Rochester, Charlotte and Manitou Railroad track ran south of the shoreline.

The 1924 county map shows that Edgemere Drive had been laid out and its acreage divided into building lots (no buildings yet constructed).. The 1930 suburban directory lists William A. and Florence Zweigle at #380 Edgemere Drive; he is listed as a "sausage manufacturer." He was director of Zweigle's Meat Packing Company in Rochester. This is the only house listed in the 300's block. An early aerial photo shows that is had little development adjacent to it.

According to discussions with the current owners, the house appears to have been constructed c. 1926. They stated that it was one of the first homes built along Edgemere Drive. They also have an envelope with the return address of :

John Grimm  
Architect  
667 Clifford Ave.  
Rochester, N.Y.

Handwritten on this envelope is: "1926? Builder of the Zweigle Home John Grimm." There is no listing for John Grimm the 1959 Schmidt directory of Rochester architects, so no information is available about him or his other designs at this time. This envelope and many historic photos of the home/gardens were given to the current owners by a man (name unknown) who stopped by the house a number of years ago.

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20. continued

With its distinctive Spanish Eclectic styling, it is possible that the house was, indeed, built in the middle 1920s (before the economic depression of the 1930s that severely curtailed home construction).

The present owners report that Mr. Zweigle was known for his entertaining, especially a big, annual summer fundraising barbecue that he held at the site. It is said that prominent members from all over the area were invited to this event, which is still remembered today.

The distinctive pink color of the house has apparently remained constant since its construction. Neighbors have often jokingly referred to the fact that Zweigle was in the meat packing business and his house was a bright pink color (reminiscent of red meat/blood).

Mr. Zweigle died September 9, 1954. His widow continued here through the late 1950s. The 1959 county map shows this area as Shoremont Amd 59-8 and the site as lot 9.

The next owner was named Baumer, followed by Robert D. McGrath (salesman, McGrath Windows) by 1963. The next owner was named Anderson; the Shipleys purchased the house in 1970. They had three growing children and wanted a large home for parties and entertaining.

21. See final report for bibliography; interview and site visit with William and Patricia Shipley, 1/1995 (the accompanying historic photos are from the Shipleys' collection).

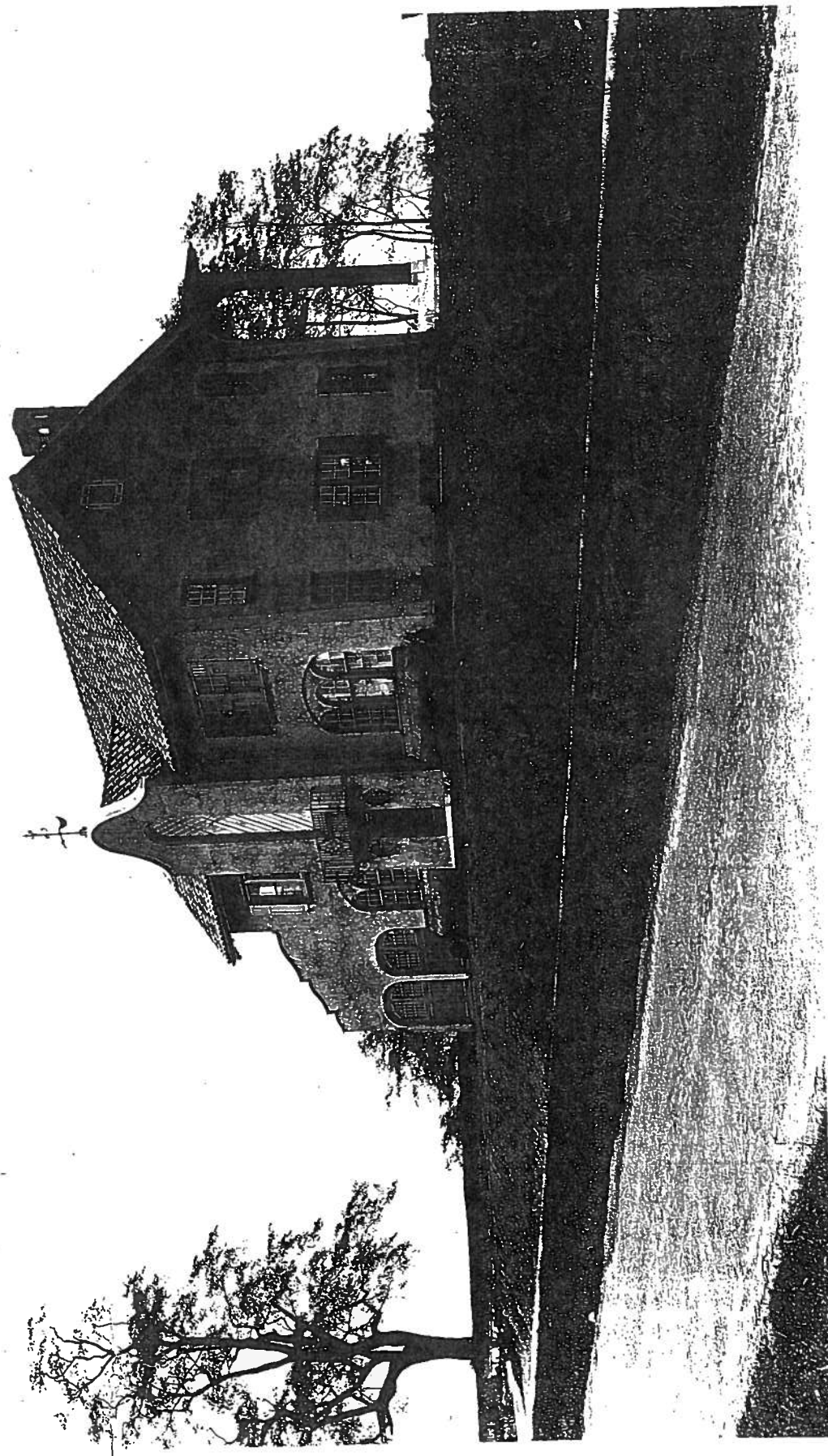


JOHN GRIMM  
ARCHITECT  
667 CLIFFORD AVE.  
ROCHESTER, N. Y.

1926?

Builder of Jurek Home  
John Grimm

for 380 Edgemere Drive  
Greece, N.Y.



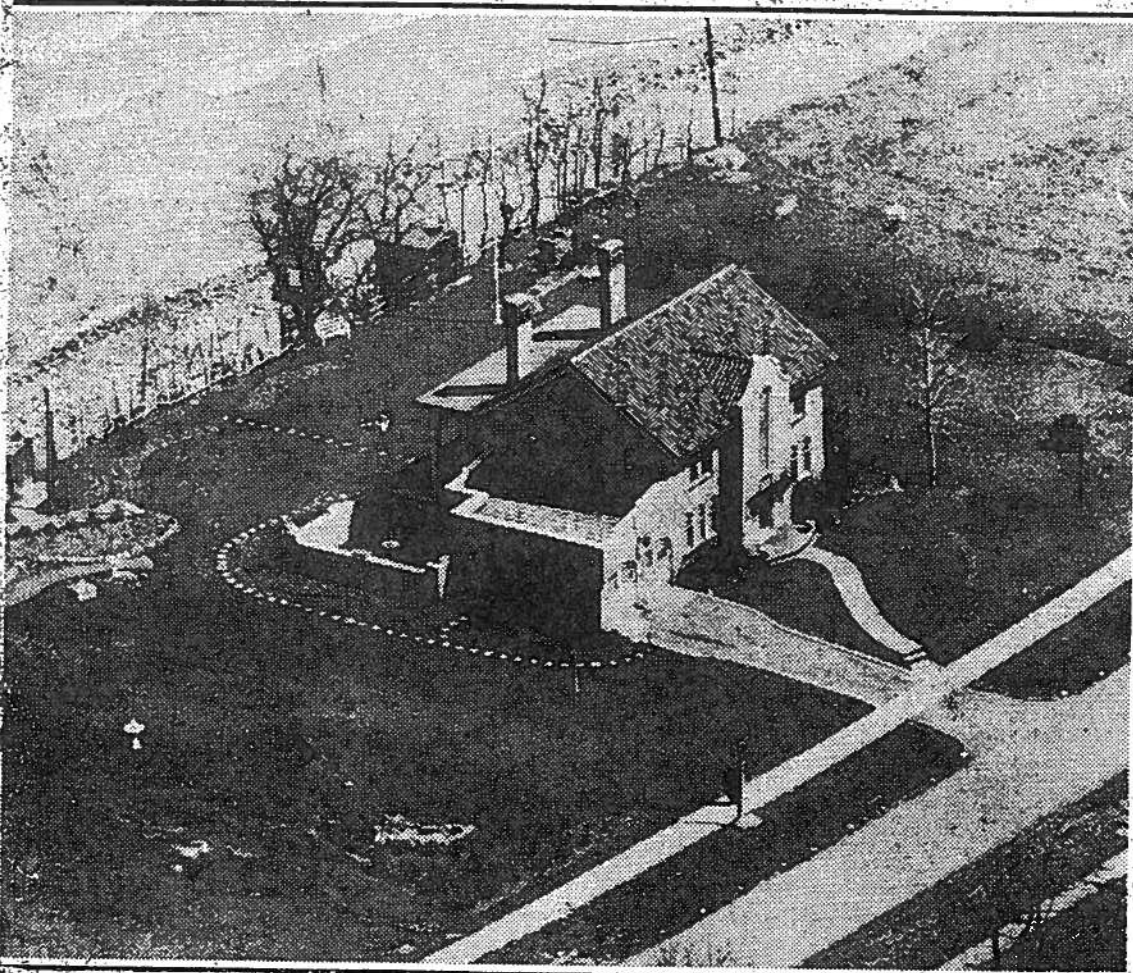
380 Edgemere Dr. (date unknown; probably 1930s)

photo: William G. Bland  
313 Ellison St. City



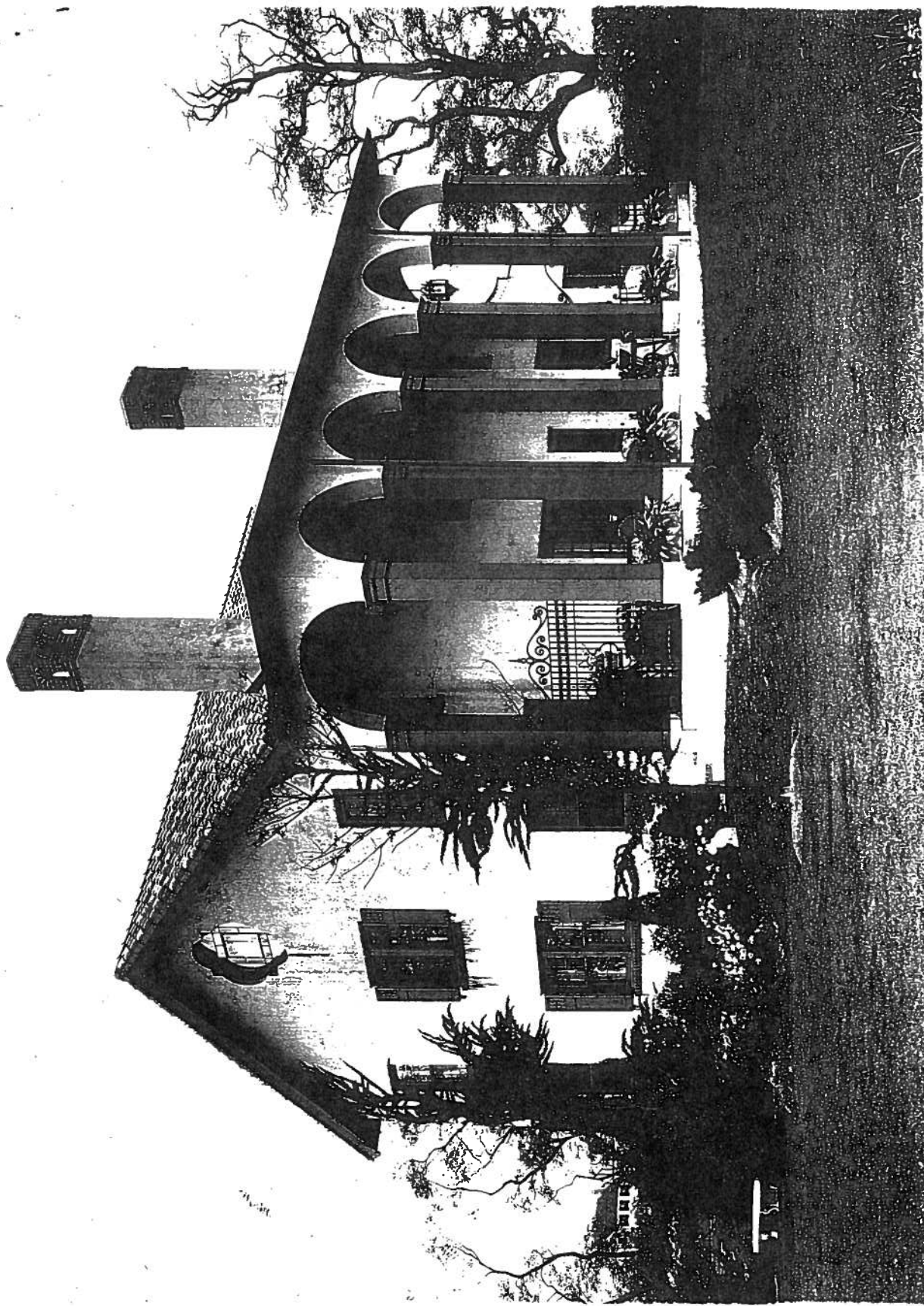
ROCHESTER TIMES-UNION

*Sky View of Attractive, Well-Built Home*



One of the city's attractive homes, as seen from the air, is the residence of William A. Zweigle at 380 Edgemere Drive. The photograph was taken

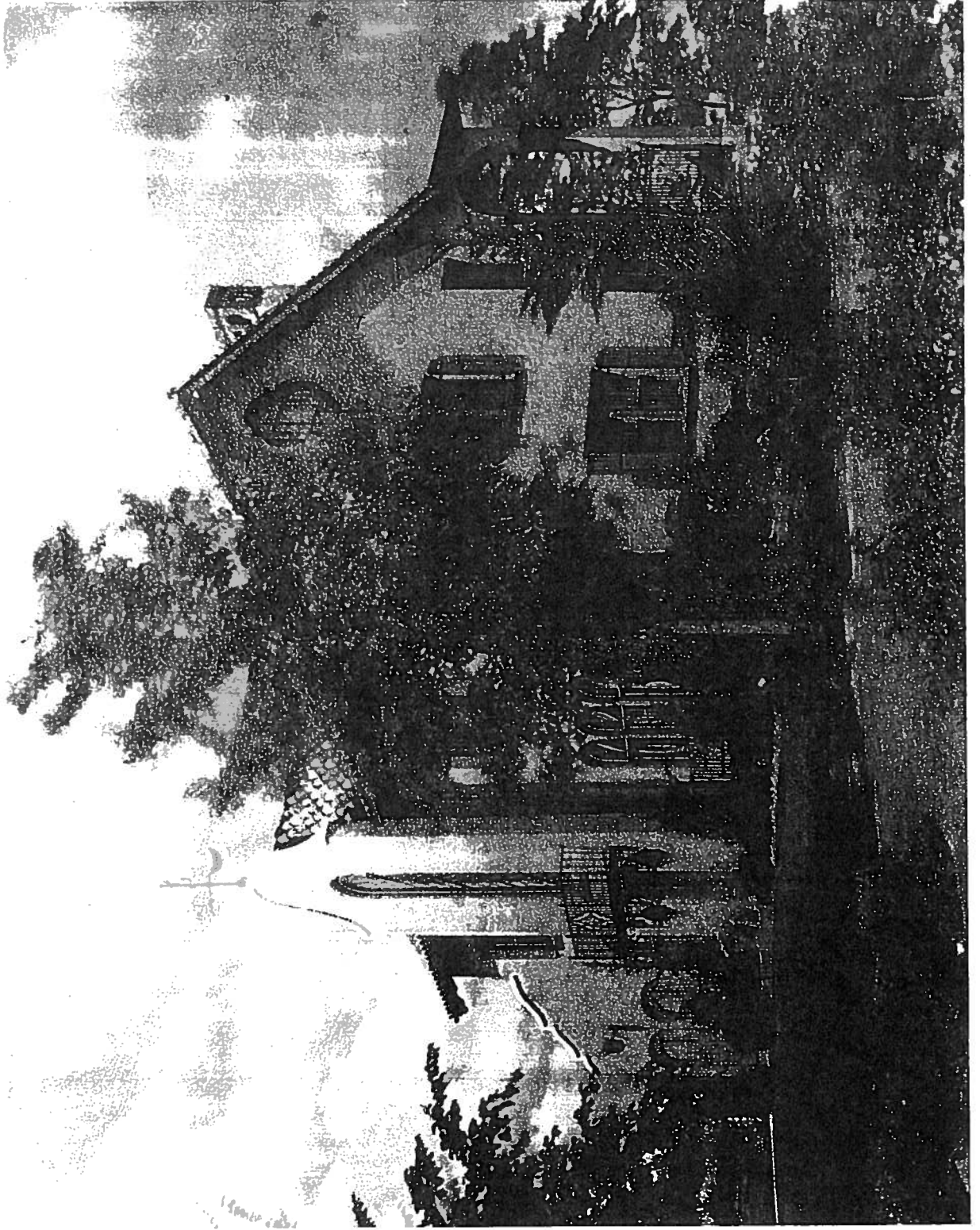
by Joseph Durnherr, Times-Union photographer, from a plane piloted by George Cheetham, assistant manager of the D-W Airport at Le Roy.



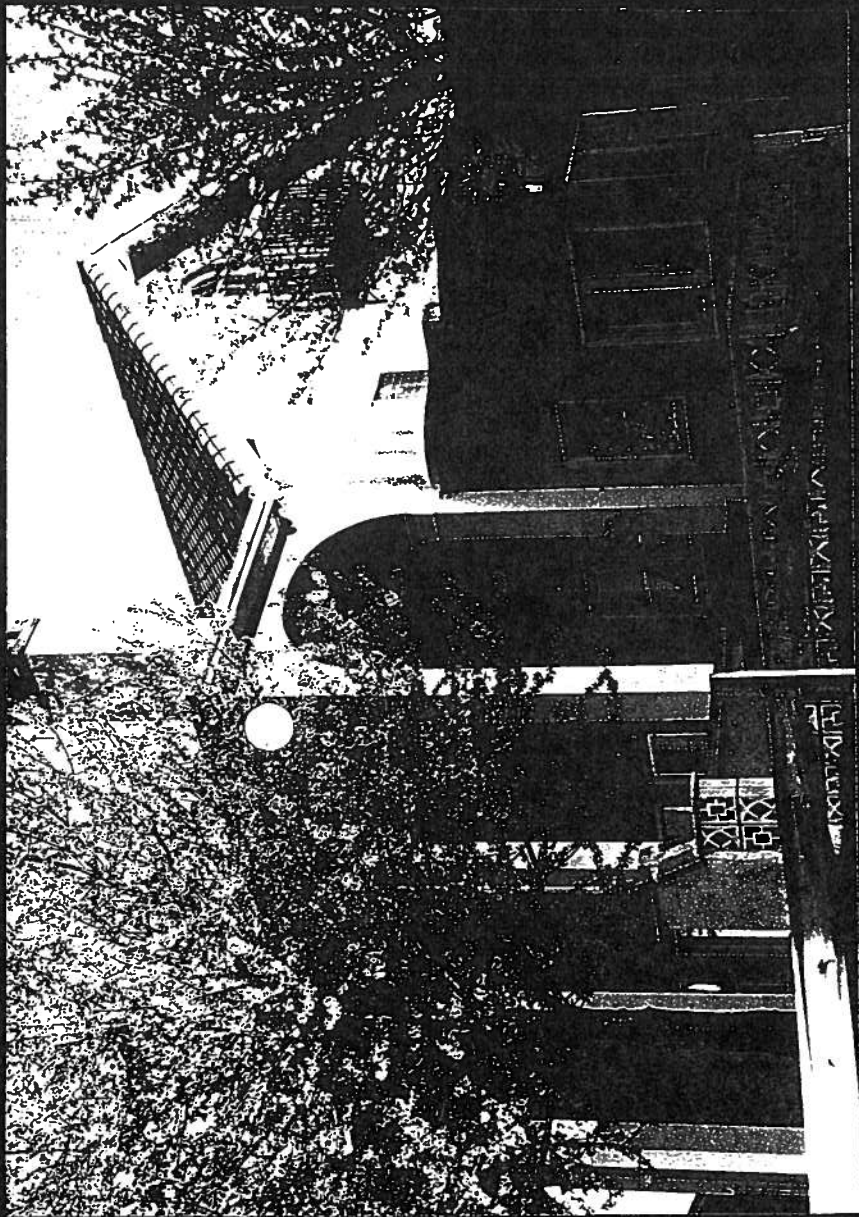
380 Edgenere Dr.

photo: Paul W. Davis





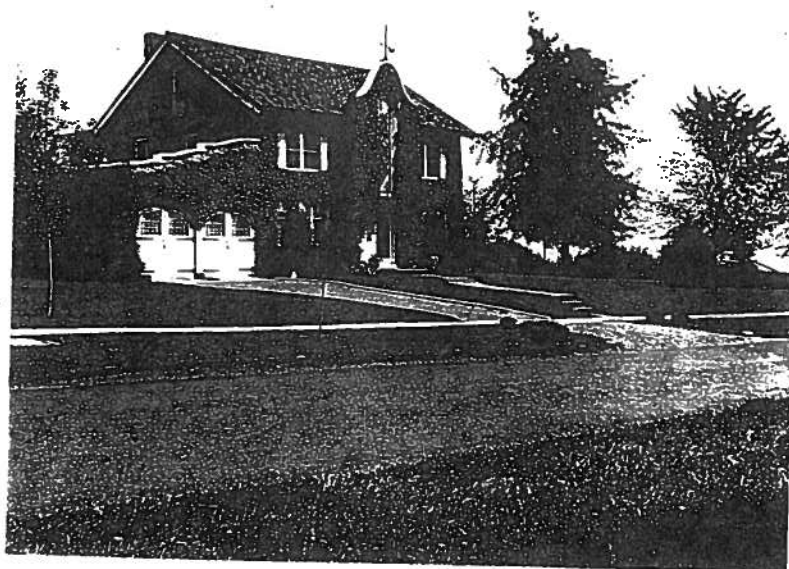
380 Edgenere Dr. (date unknown)



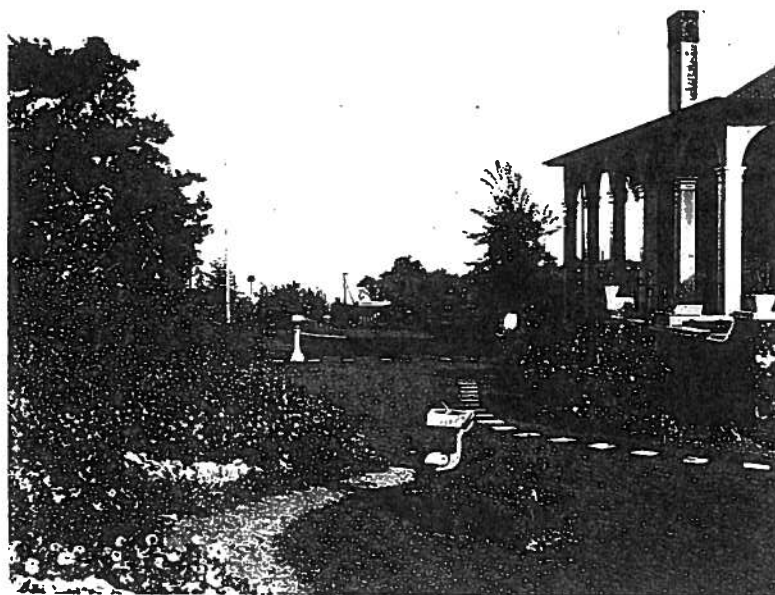
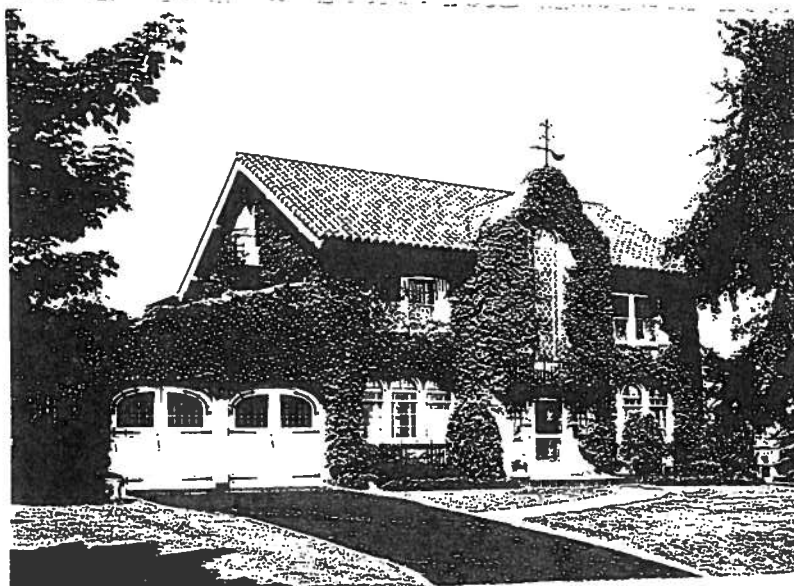
380 Edgemere Dr. (looking SE)  
c. 1970s-'80s.



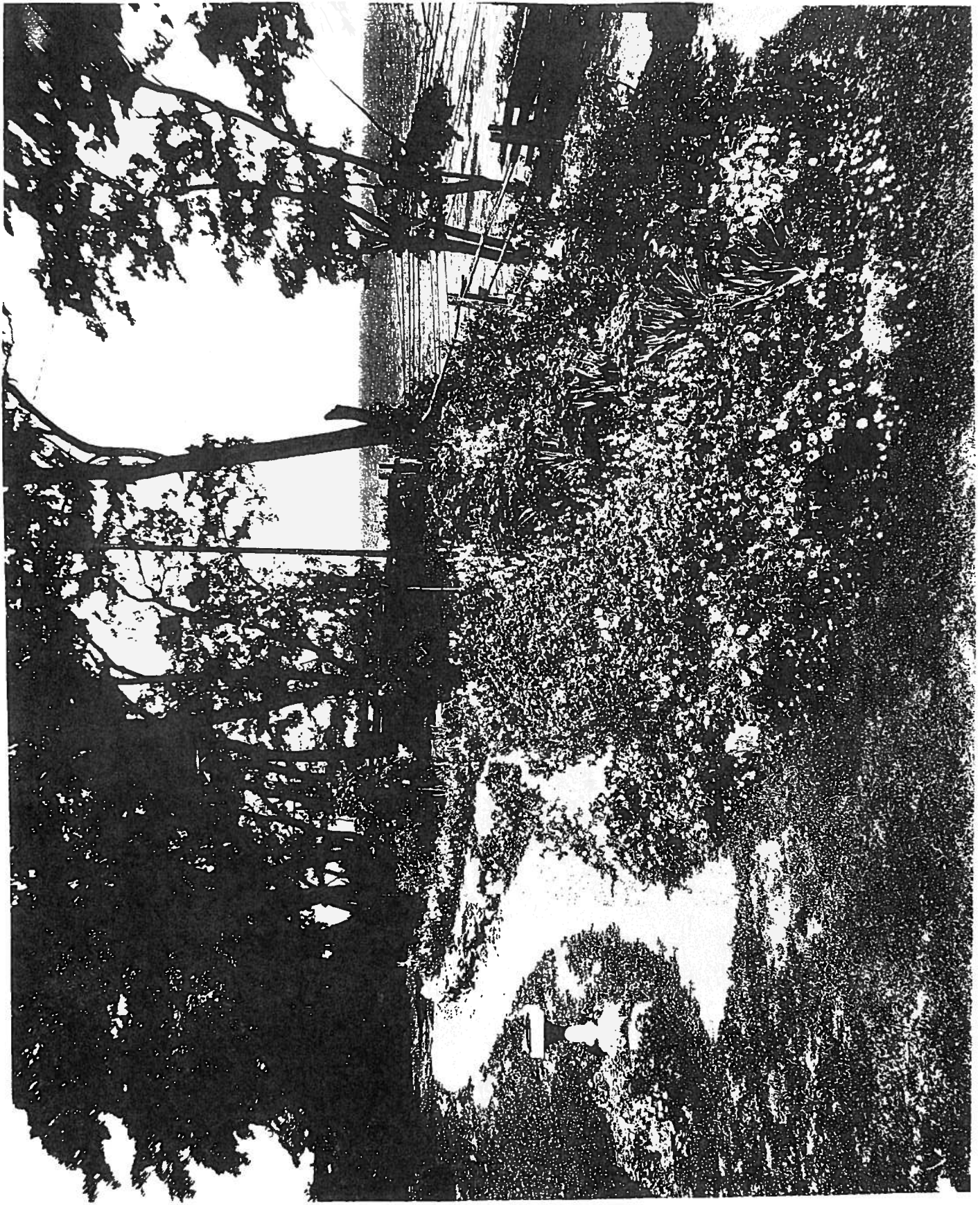
380 Edgemere Dr.



Zweigle house - large maple was 6" when planted, I got it at Fairport.



Zweigle back porch. Sept. 25, 1937.

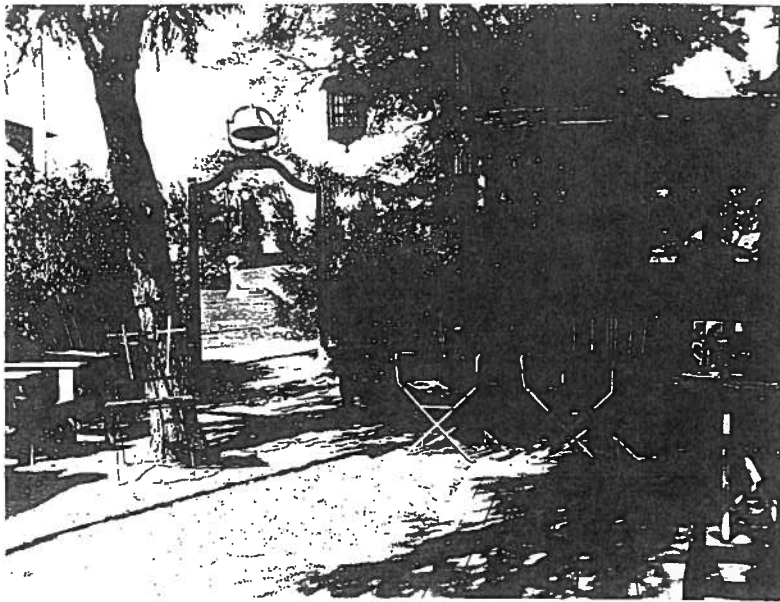


90 Edgemere Dr.

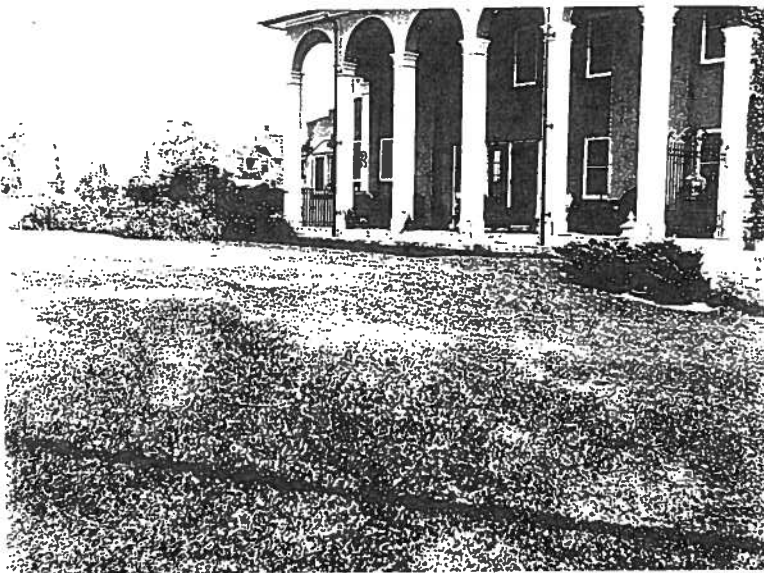
Sun dial path

(date unknown)

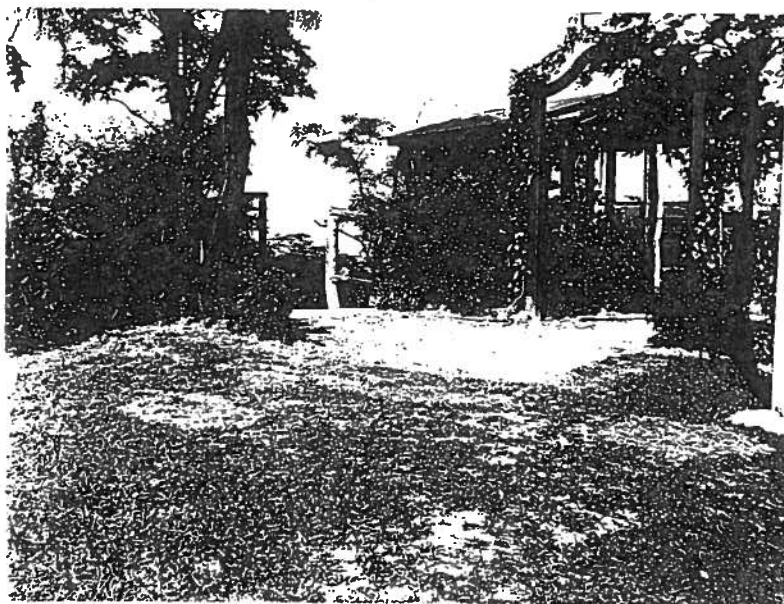




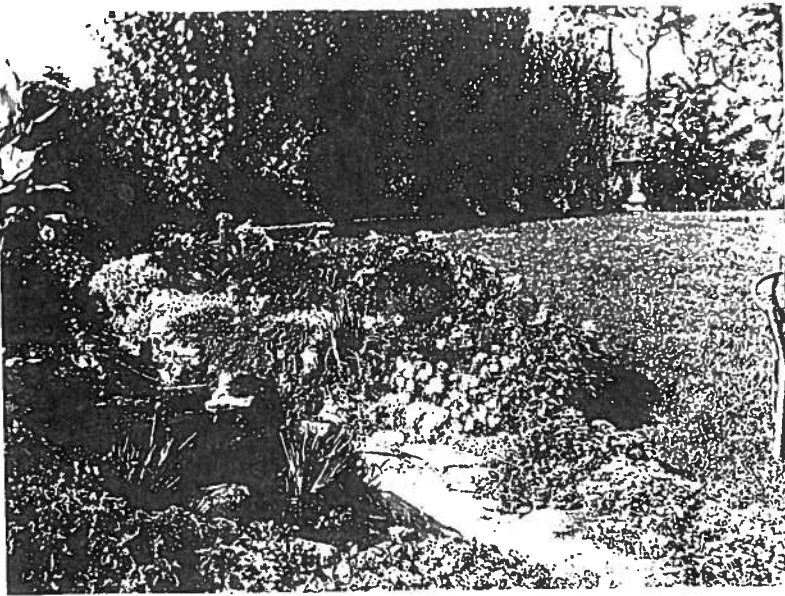
Wm. Zweigle entrance to deck. Sept. 25, 1937.



Zweigle's back porch



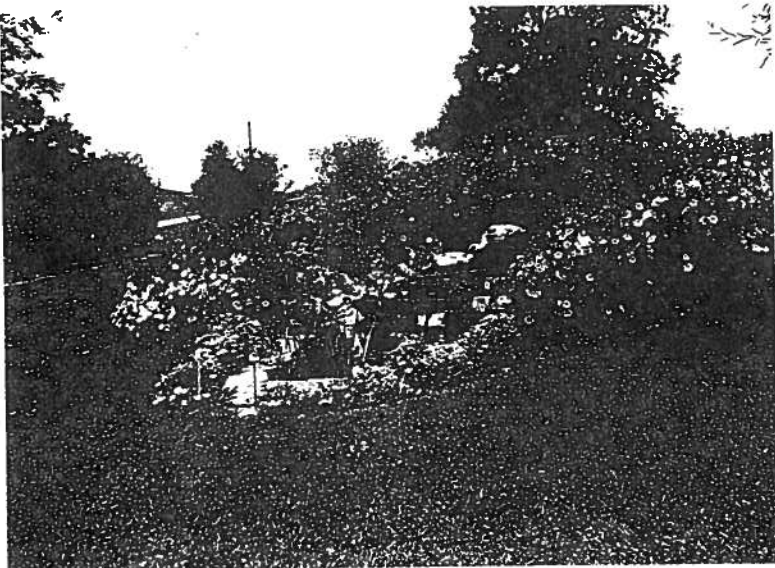
Wm. Zweigle first summer house. Sept. 25, 1937.



Pool at Zweigle by RB

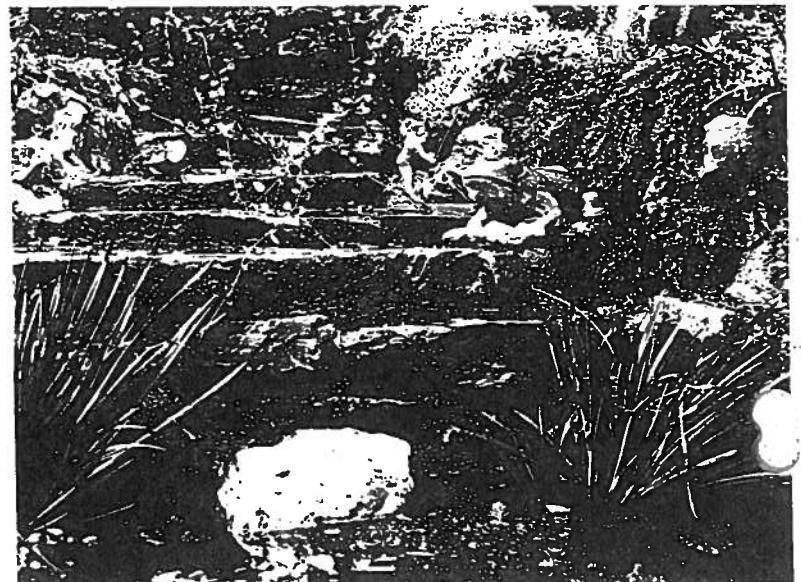


Rock garden  
Zweigle



Views of yard at 380 Edgemere Dr.  
(dates unknown) ;  
descriptions are those written  
on the back of each photo.

Wm. Zweigle pool made by RB



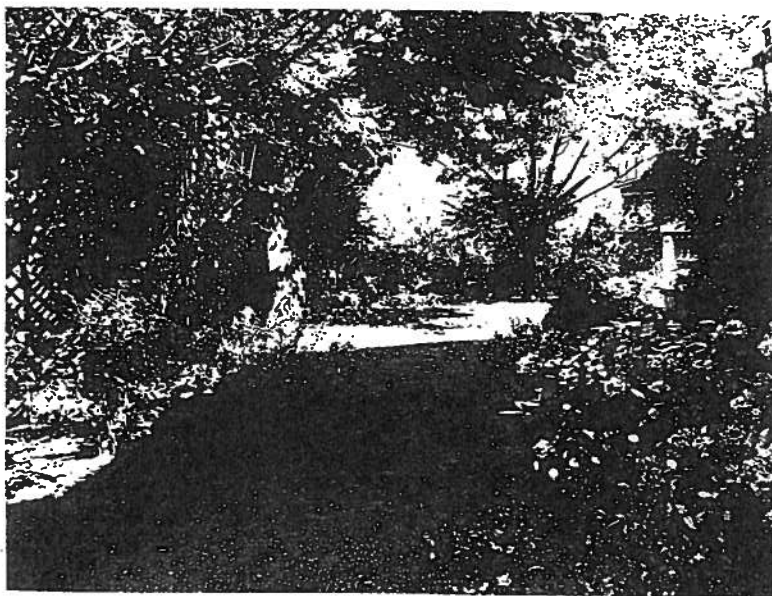
Zweigle pool and waterfall put in by RB



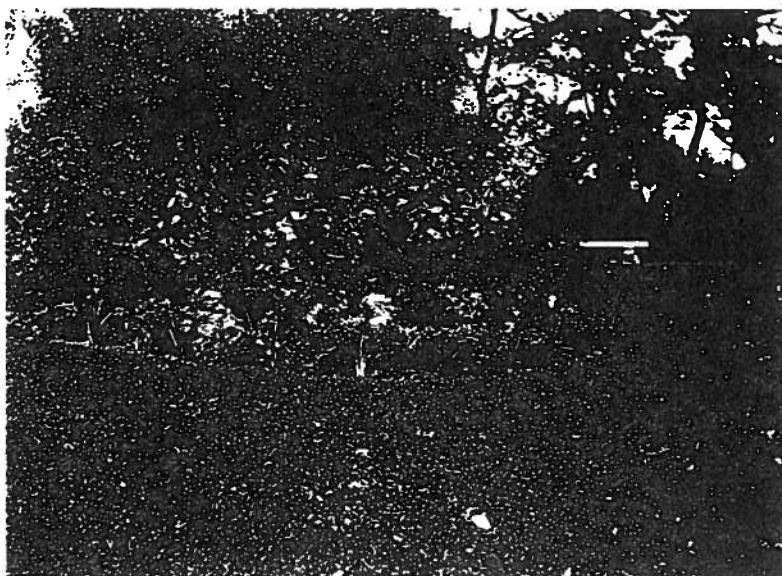
William Zweigle  
yard, 380 Edgemere  
Dr.

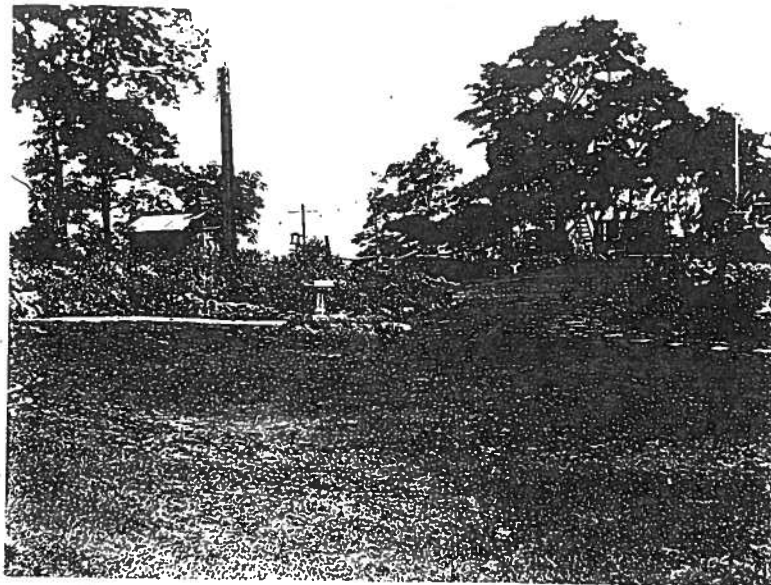


Zweigle yard



Wm. Zwiegle yard





Zweigle yard view along the bank.



Wm. Zweigle second deck over looking lake made by RB. Sept. 25, 1937



Zweigle





Zweigle House  
380 Edgemere Drive  
Greece, NY  
- original property with lawns and gardens; c. 1940s.  
(hand-tinted photo)



Zweigle House  
380 Edgemere Drive  
Greece, NY  
- original property, with lawns and gardens; c. 1940s.  
(hand-tinted photo)





